



Upper Ham Road
Richmond, TW10

CHESTERTONS





Presenting a stunning five-bedroom detached property on Ham Common, with a large private gated entrance and parking for multiple cars.


Inside, enjoy a spacious reception room leading to a decked veranda, a large kitchen dining area with garden access, and a ground floor featuring an office, dining room, guest bedroom, bathroom, and laundry room.

The lower floor hosts a games room/cinema and storage, while the upper floor offers 3 double bedrooms and a master suite with balcony views.

Outside, a generous wrap-around garden offers extension possibilities, and a separate annex above the carport provides a studio room, kitchen, and shower room, perfect for guests or a live-in nanny/teenager.

- Five generous bedrooms
- Separate Annex/ Car port
- Extremely private, set back from Ham Common
- Lateral living
- Large wrap around garden

Asking Price £2,950,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	85
		EU Directive 2002/91/EC	

Tenure: Freehold

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: H

Chestertons Richmond Sales

23a Friars Stile Road

Richmond

Surrey

TW10 6NH

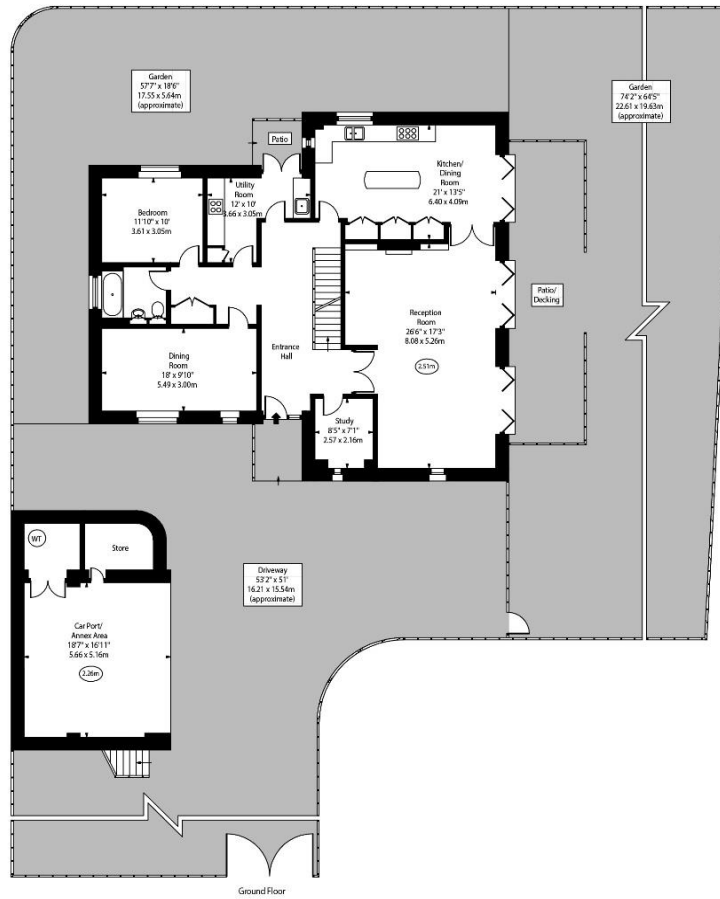
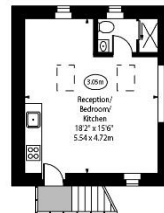
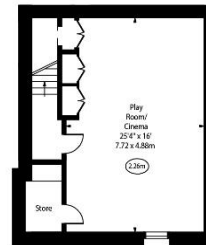
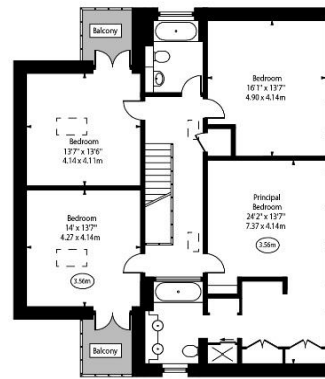
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020 3758 3222

Langton House,
Upper Ham Road,
Richmond,
Surrey, TW10



○ Ceiling Height



Approx Gross Internal Area 3288 Sq Ft - 305.46 Sq M
(Excluding Car Port/Annex)

Approx Gross Internal Area 3508 Sq Ft - 370.49 Sq M
(Including Car Port/Annex)

Car Port/Annex Area 700 Sq Ft - 65.03 Sq M

For Illustration Purposes Only - Not To Scale

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